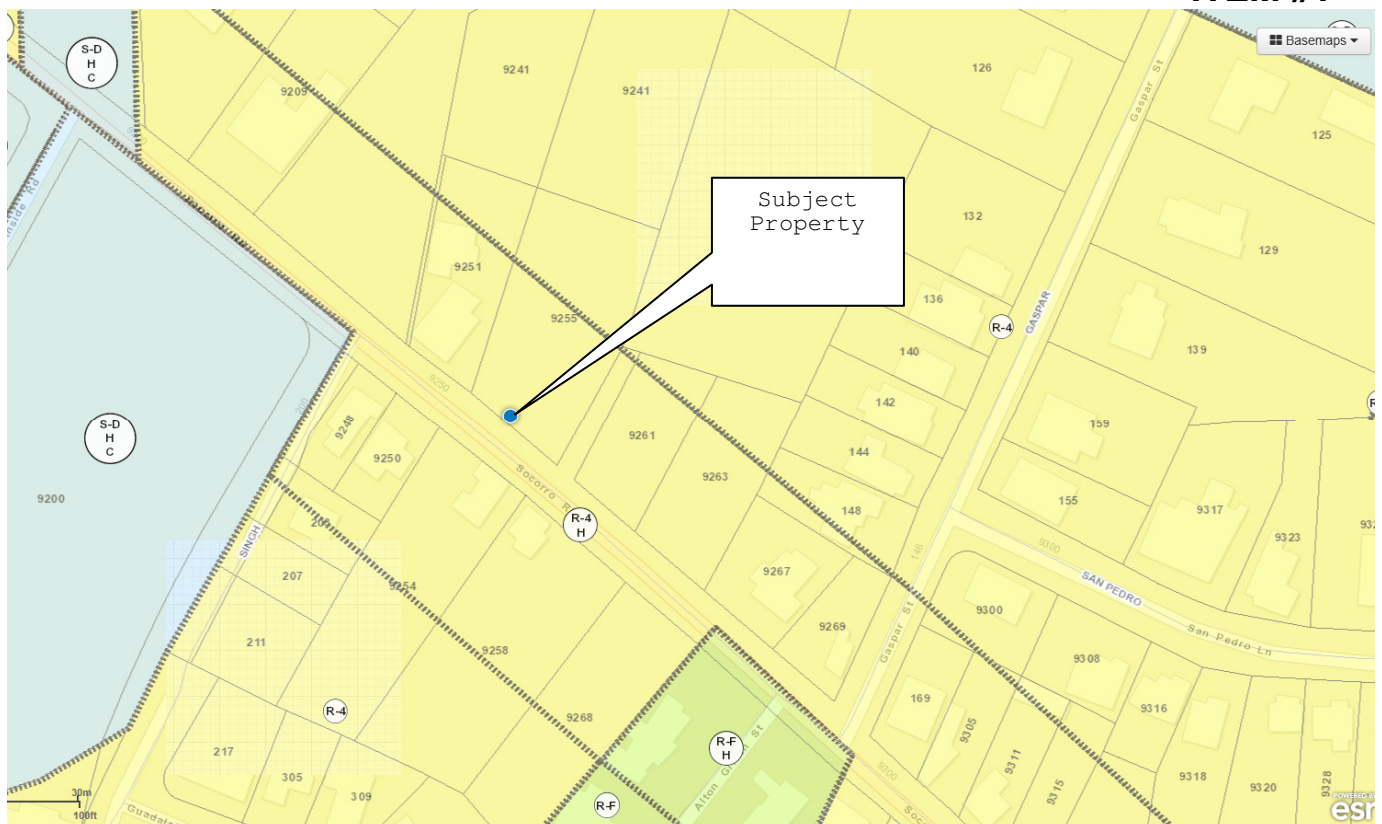




**PHAP15-00001**

**Date:** January 26, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Jose Luis Anguiano  
**Representative:** Eric Perea  
**Legal Description:** Being 48 Ysleta Tr. 19-B, City of El Paso, El Paso County, Texas  
**Historic District:** Mission Trail  
**Location:** 9255 Socorro Road  
**Representative District:** #6  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** N/A  
**Historic Status:** N/A  
**Request:** Certificate of Appropriateness for the construction of a two story, three building apartment complex  
**Application Filed:** 1/5/2015  
**45 Day Expiration:** 2/19/2015

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a two story, three building apartment complex.

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL A WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Mission Trail Historic District Design Guidelines recommend the following:*

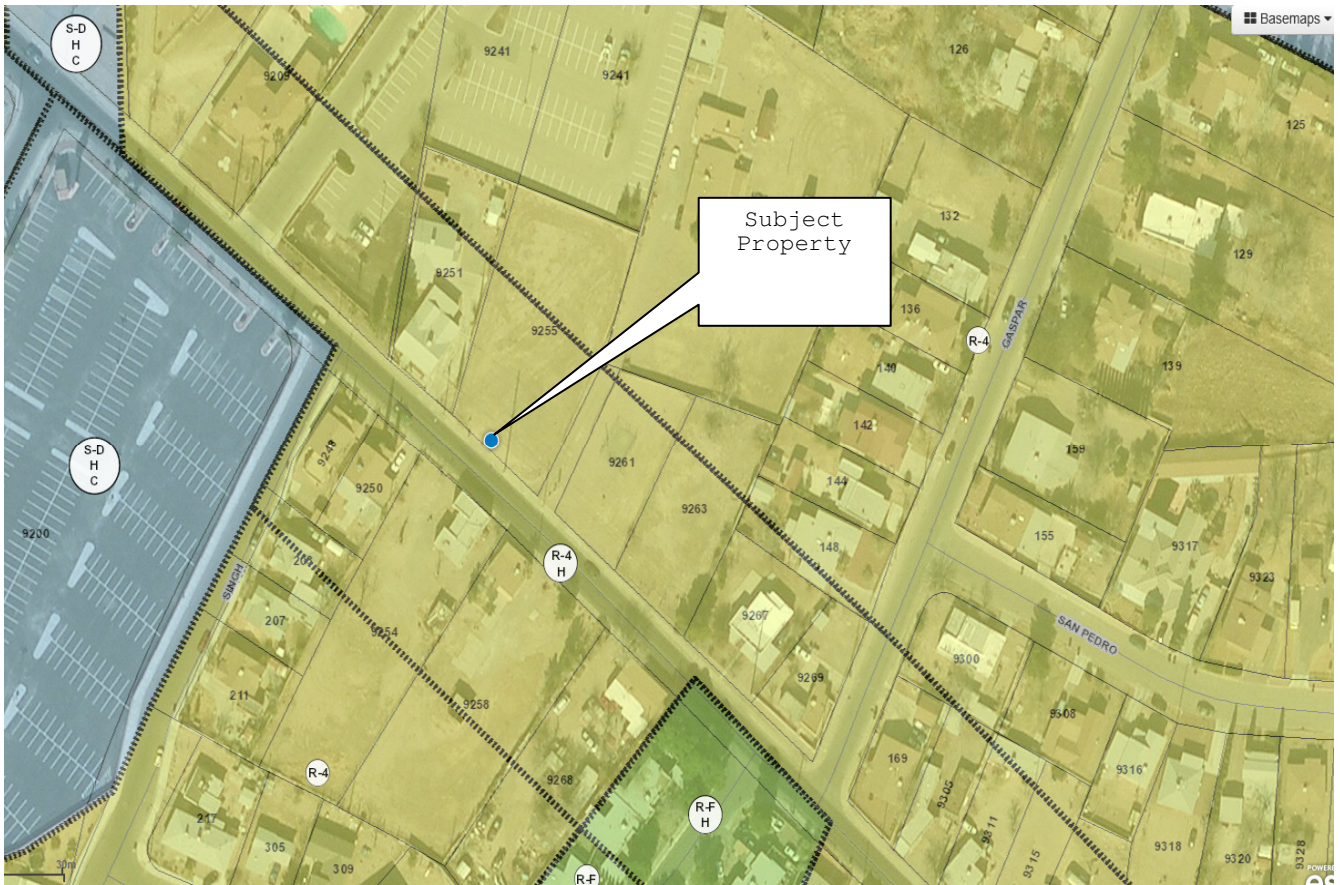
- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures define a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *The height of new buildings should conform to the height of existing surrounding buildings.*
- *New construction of structures should be flush with the existing building line, and parking space should be located to the rear of the building.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.*
- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Flat roofs are characteristic of Pueblo architecture. Flat roofs are also found in this district. Parapets and flat wood eaves are distinctive features of the Territorial and Victorian Townhouse styles.*
- *Appropriate masonry for the Mission Trail Historic District includes terra cotta, stucco finishes, and adobe.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *Each property will be recognized as a physical record of its time, place, and use.*

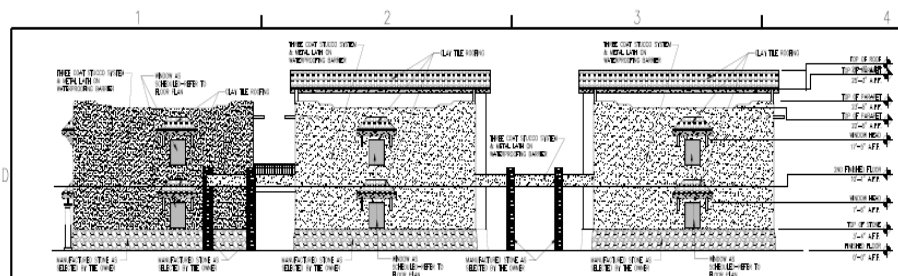
The modification is that the first building facing Socorro Road be redesigned as a one story building so that it is more in keeping with character of the street.

## AERIAL MAP

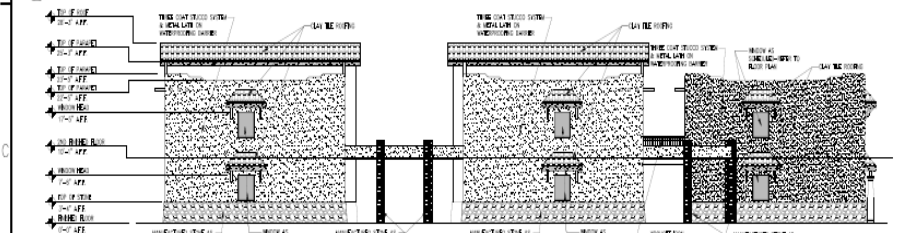




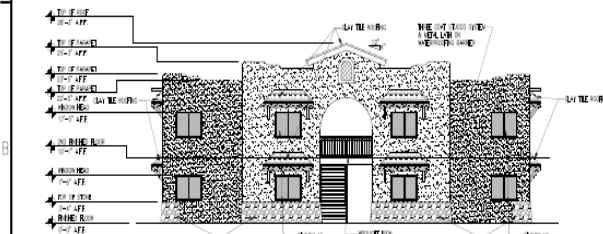
## PROPOSED ELEVATIONS



④ EAST ELEVATION



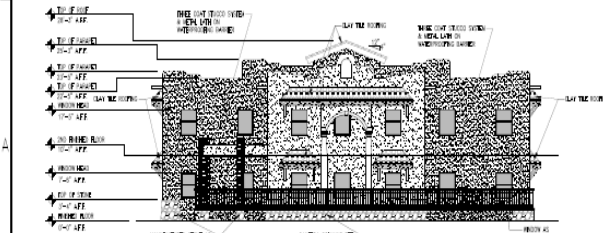
③ WEST ELEVATION



② COURTYARD NORTH AND SOUTH ELEVATION



5 NORTH AND COURTYARD SOUTH ELEVATION



1 SOUTH ELEVATION

1. STEROID CONTROL WITHIN 48 HOURS OF IT'S USE. BUT MAY OR MAY NOT BE REQUIRED IN TREATING A TASTE BUDS.
2. PROBE IT'S MOUTH IF THERE ANY PAIN FROM MOUTH OR IT'S SURFACE IF MOUTH PROBLEMS.
3. MONITOR ALL EXTERIOR MOUTH DENTURES ABOVE 6-8 HRS OFF.
4. FLUORIDE TREATMENT FOR MOUTH AND PROPHYLACTIC AND DENTURES UNDER 24 HRS AS REQUIRED. INFLAMMATION ABOVE ALL MOUTH DENTURES NOT RECOMMENDED FOR DENTURES.
5. MOUTH AND EXTERIOR MOUTH OF THE MOUTH SURFACE. MOUTH, TONGUE, FINGER, FINGER, AND OTHER MOUTH DENTURES.
6. PROBE A MOUTH THAT IS NOT IN THE MOUTH AND EXTERIOR MOUTH OF THE MOUTH AND PROPHYLACTIC.
7. ALL MOUTH, PROPHYLACTIC, DENTURES, DENTURES AND EXTERIOR MOUTH OF THE MOUTH AND EXTERIOR MOUTH OF THE MOUTH.

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9255 S. COONRO  
PASO D. 79907

Issue Date: December 2, 2014	
Revisions	
No.	Description

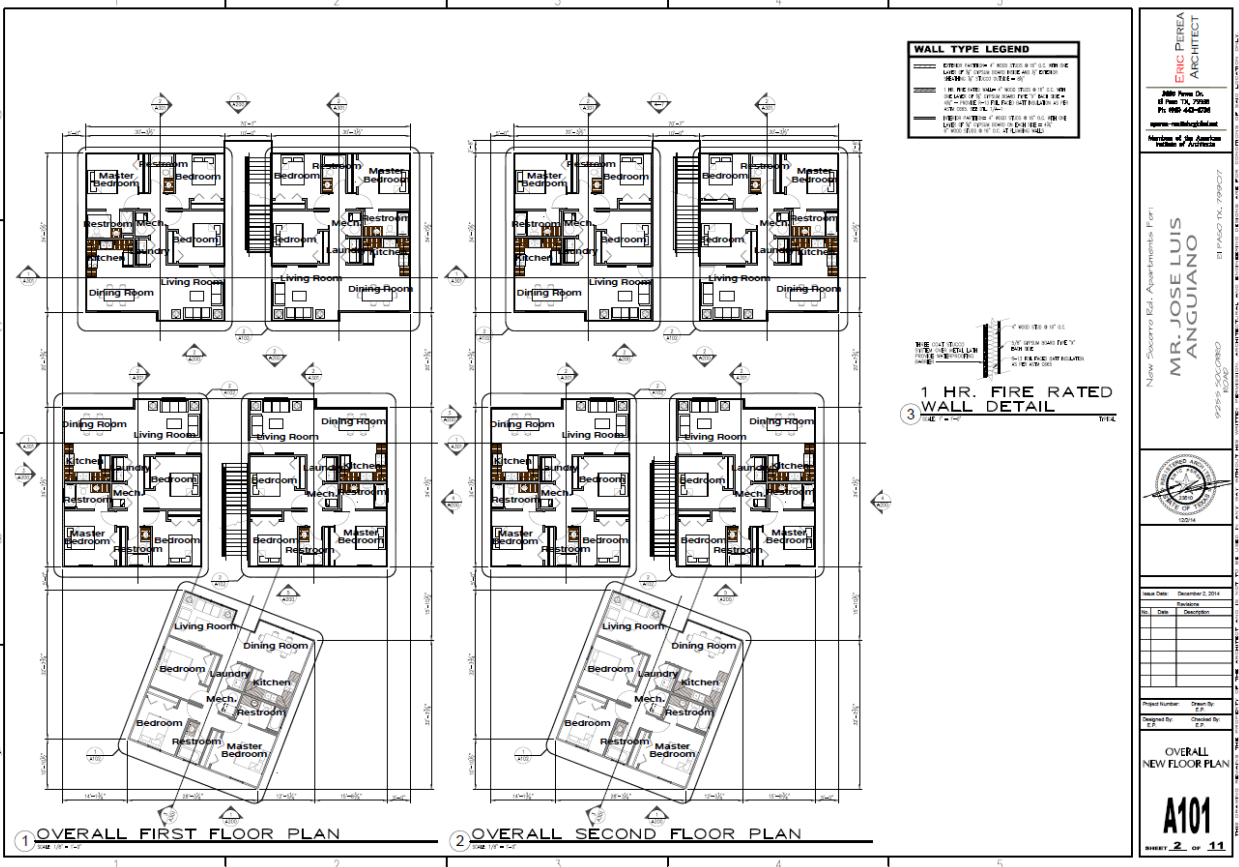
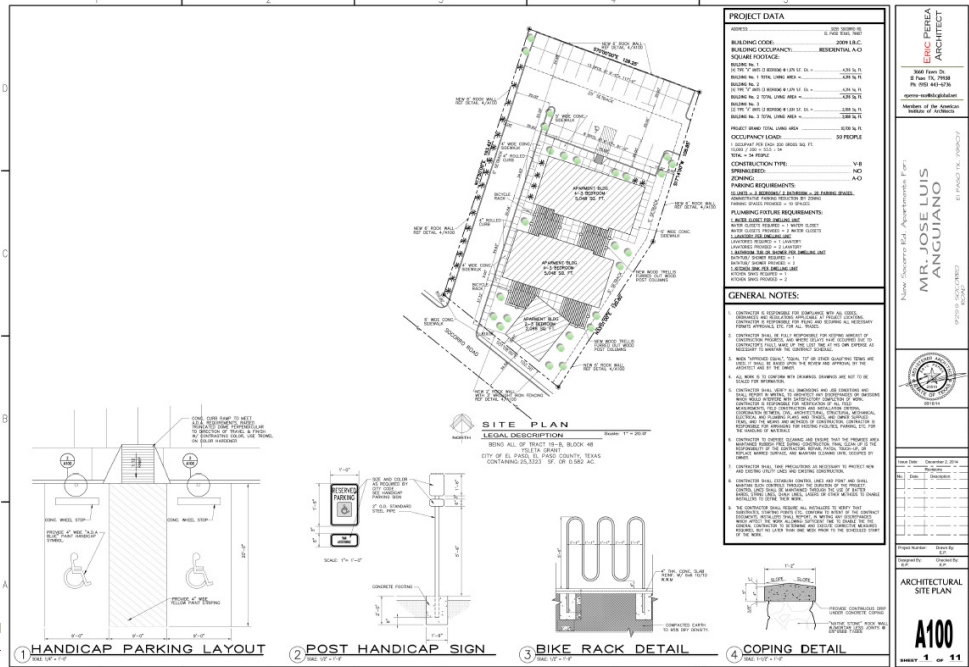
Project Number:	Drawn By: E.P.
Designed By: E.P.	Checked By: E.P.

## EXTERIOR ELEVATIONS

## A200

# PROPOSED PLANS

## Site Plan



ERIC PEREA  
ARCHITECT

MR. JOSE LUIS ANGUIANO  
ARCHITECT

NEW SERRANO BLVD. APARTMENTS  
100 SERRANO BLVD., LOS ANGELES, CA 90015

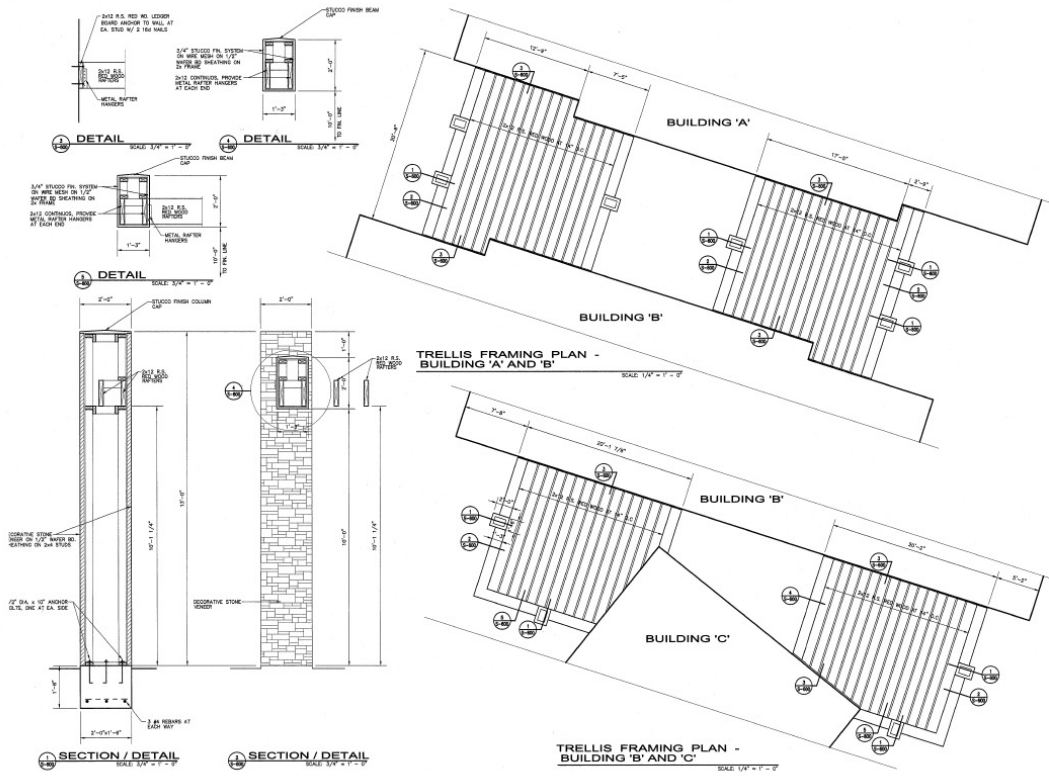
DATE: 10/10/2018  
BY: [Signature]

OVERALL NEW FLOOR PLAN

A101

SHEET 2 OF 11

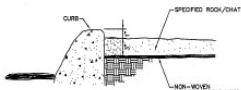
## PROPOSED PLANS



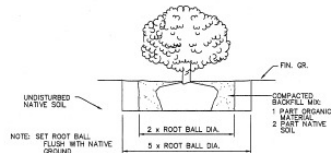
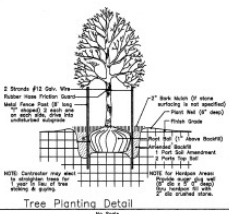
PLANT LEGEND				
KEY	COMMON NAME	BOTANICAL NAME	SIZE & DESCRIPTION	QTY
A	CHIMSE PERIDIE	PISTACH CHIMERS	7 GAL. 10"-12" HD.	
B	UTEX	UTEX AROUND-GAST	5 GAL. 10"-12" HD.	
C	CHITALA	C. SAKENGTOWNS	7 GAL. 10"-12" HD.	
D	BUTIFOL JUMPER	JANIPUS SIDA "BUTIFOL"	5 GAL. 12"-24" HD.	
E	CHIMDIO	CHIMDIOA MEXICANA	5 GAL. 12"-24" HD.	
F	TONG SAGE	LYCOPHILLUM	5 GAL. 12"-24" HD.	
G	GLADIOLUS SELECTIONS	NERIUM DULCIS	5 GAL. 12"-24" HD.	27
H	HERBERT BISHOP	HERBERT DOMESTICA	5 GAL. 12"-24" HD.	27
I	1"2" SLOTTED BUSHES, 1" DICK.	1" SLIT TOP OF GUE UPLEAFER WITH NON-UPLEAFER WED. BARKER	1" SLIT TOP OF GUE UPLEAFER WITH NON-UPLEAFER WED. BARKER	
J	3/4" GROUND BUSH, 1" DICK.	1" SLIT TOP OF GUE UPLEAFER WITH NON-UPLEAFER WED. BARKER	1" SLIT TOP OF GUE UPLEAFER WITH NON-UPLEAFER WED. BARKER	

NOTE: ANY CHANGES AND/OR SUBSTITUTIONS OF PLANT MATERIAL/LANDSCAPE ROCK SHALL BE APPROVED, IN WRITING, BY LANDSCAPE DESIGNER BEFORE SUCH CHANGES/SUBSTITUTIONS ARE MADE.

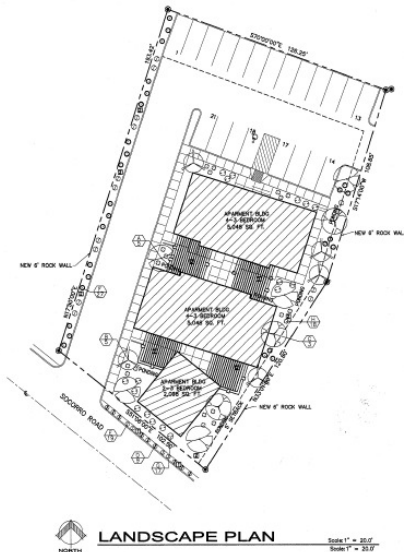
LANDSCAPE ORDINANCE		
REQUIRED LANDSCAPE AREA: 25,323 sq. ft. = 582 PM 12.164' x 15.138' @ 20'	1.07025 SQ.FT.	
PROPOSED LANDSCAPE AREA:	5,015 SQ.FT.	
TOTAL PAVING SPACES	18	
FRONTAGE A	122 ft. / 30 ft.	4
FRONTAGE B	xxx ft. / 30 ft.	xx
FRONTAGE C	xxx ft. / 30 ft.	xx
PLANT QUANTITIES	REQUIRED	PROPOSED
QTY. OF BURNER TREES	4	4
QTY. OF FRONTRITE TREES	4	4
QTY. OF CANOPY TREES	3	3
QTY. OF PROJECT TREES	2	2
QTY. OF 5 GAL. SHRUBS	90	90



TYPICAL ROCK/CHAT INSTALLATION  
NOT TO SCALE



SHRUB PLANTING DETAIL



ERIC PEREA  
ARCHITECT

**MR. JOSE LUIS  
ANGUANO**

2 Dec 20

Issue Date: December 02, 2014		
Revisions		
No.	Date	Description
Project Number: Drawn By:		
Designed By: Checked By:		
TRELLIS FRAMING PLAN		

**S600**

ERIC PEREA

new Socorro Rd, Apartamentos Peri  
MR. JOSE LUIS  
ANGELIANO

**Double V Enterprises**  
LAWYERS, LITIGATORS & CONSULTANTS  
800-443-5463  
www.doublev.com

Issue Date: August	
Revised:	
No.	Date

Project Number:
Designed By: E.P.

LANDS  
PLA  
L

SHEET **1**